

Tim Wilkens

From: "Leah Kaufman" <leah.lkplanning@sbcglobal.net>
To: "Tim Wilkens" <twilkens@interx.net>
Sent: Friday, September 26, 2008 3:28 PM
Subject: Re: sandy beach

Dear Tim

I am so happy you discovered e mail cause now we can talk. Have a great weekend and try to have some fun. All work and no play makes for grumpy.
Leah

----- Original Message -----

From: Tim Wilkens
To: Leah Kaufman
Sent: Friday, September 26, 2008 2:40 PM
Subject: Re: sandy beach

Hi Leah,

No we are good but I am always happy to talk to you! My letter and all of the promised items will be going out shortly. Can you forward a copy to Mark as I do not have his email address?

Have a great weekend and feel free to call me with any questions.

Tim

----- Original Message -----

From: Leah Kaufman
To: Tim Wilkens
Sent: Friday, September 26, 2008 2:36 PM
Subject: Re: sandy beach

Do you need to talk with me or are we good?
Leah

----- Original Message -----

From: Tim Wilkens
To: tahoellie@yahoo.com ; wyatt@ogilvylanduse.com
Cc: Rochelle Nason League to Save LT ; Carl Young League to Save LT ; Leah Kaufman Tahoe Community
Sent: Friday, September 26, 2008 2:31 PM
Subject: Re: sandy beach

Hi Ellie,

My understanding is that he has already been out to see the site

Tim

----- Original Message -----

From: Ellie
To: Tim Wilkens ; wyatt@ogilvylanduse.com
Cc: Rochelle Nason League to Save LT ; Carl Young League to Save LT ; Leah Kaufman Tahoe Community

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10/7/2008

Tim Wilkens

From: "Leah Kaufman" <leah.lkplanning@sbcglobal.net>
To: "Tim Wilkens" <twilkens@interx.net>
Sent: Thursday, September 25, 2008 3:30 PM
Subject: thanks for working hard

Tim,

I appreciate everything you are trying to do to work on a good resolution for Sandy Beach. I got your fax for the fire dept and we are working on this.

Just remember people come to Tahoe because they love the woods, the trees, and the lake. I spent 4 mornings with 18 women from Kentucky, and Oregon and they could not stop talking about the beauty here. All 18 fit into a 3000 sf house.

Take care.

Leah

Leah Kaufman - Principal Planner
Kaufman Planning and Consulting
P.O. Box 253
Carnelian Bay, CA 96140
ph: (530)546-4402
fax: (530)546-9409

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10/7/2008

TAHOE VISTA PARTNERS LLC

**P.O. Box 2490
Napa, California 94558
(707) 226-6004
(707) 253-8798 fax**

September 23, 2008

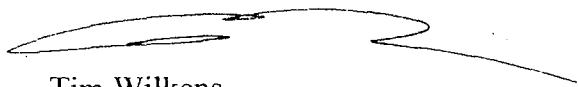
Friend of Tahoe Vista
c/o Leah Kaufman
P.O. Box 253
Carmelien Bay, CA 96140

Re: Secondary Fire Exit

To Whom It May Concern:

This letter will confirm that if the Fire Department would be willing to allow us to utilize a hammerhead at the end of our road as was previously approved then we would be willing to eliminate the secondary access that exits through the rear of our site through the adjoining property on to Toyon Road.

Sincerely,



Tim Wilkens
TW/me

Tahoe Vista Partners LLC

Summary of Proposed Concessions

September 22, 2008

The following summary is the proposed modifications that Tahoe Vista Partners, LLC will consider to resolve the pending appeal that was filed with Placer County. The modifications assume that a recirculation of the EIR will not be needed and are subject to the approval of TRPA and Placer County.

- 1) Density: TVP will agree to modify the floor plans in the development so that the five loft bedrooms in the A units are dens. We would also do this to one of the downstairs bedrooms in the C units and this would create a reduction in ten bedrooms. Using Leah's formula we would lose the equivalent of just under 4 homes. We would also be willing, subject to TRPA and Placer County approval, move the seven affordable homes off site for mitigation. This creates a total reduction or the equivalent of eleven homes. This might lower the requirement of the affordable homes from seven to six.
- 2) Massing or Density: We would reduce the C units by 292 sq ft, B units by 250 sq ft, A units by 150 sq ft, eliminate seven affordable homes (1,250 sq ft each) and 1,500 sq ft from the clubhouse and basement for a total reduction of approximately 18,750 square foot.
- 3) Parking: with the elimination of seven homes we can add 15 - 20 spaces.
- 4) Fire Access: We have moved the road moved over 10 - 15 feet from the Appellant's house and also save 15+ trees. The plans have been completed by Wally and are available for final comments and review.
- 5) Mitigation Fees: (a) We will work with "Friends" to take another run at having the RV pads installed at the near by NTPUD park. While we agree to give this our best efforts we can not make any promises about the outcome. (b) We have also proposed to create a local nonprofit foundation to serve Tahoe Vista's needs. From every fractional owner that stays at the property a daily fee of \$3 would be assessed and donated to this foundation. The foundation could then use this money for local community needs. A board of ten members would manage this foundation. TVP would appoint five members and "Friends" could appoint five members.

- 6) Environmental Impacts: The issue here is does our development cause less or more run off of sediment into the lake. This issue was addressed in the EIR. This was prepared by KB Foster and the "Friends" can verify that there are no issues here.
- 7) Boat storage: We would not allow boat or trailer storage on site and work with one of the three local marinas.
- 8) Sound walls: If we are allowed to do off site mitigation for the homes then this condition of approval should be eliminated.
- 9) CC&R's, Street Landscaping Plan and Exterior Colors: We would welcome input from "Friends".
- 10) Beach Maintenance: The community wants a public toilet on the beach and TVP supports the county and TRPA spending some of our mitigation money on this. TVP is also willing to undertake the oversight of the beach maintenance and concessions.
- 11) Tree removal: We welcome the "Friends" input on the plan for trees over 30".
- 12) Spindle shank's parking: TVP will agree to allocate some spaces reserved for beach parking or to work with the county to create some parking spaces adjacent to the beach.

The partners would like to express their appreciation to Leah Kaufman and other who have worked diligently to accomplish a resolution to the outstanding issues.

FRIENDS OF TAHOE VISTA POSITION PAPER

Tahoe Vista Partners/Sandy Beach

September 3, 2008

We appreciate the opportunity to respond to Mr. Wilkens of Tahoe Vista Partners, LLC - regarding the issues raised in his letter of August 31, 2008. In this letter Mr. Wilkens identified approx. 24 issues regarding the above referenced project in which he requested the community address in relation to Alt. E of the Sandy Beach project.

Our approach to this request was to put together a team of people from each neighborhood and or interest group in the Tahoe Vista Area. These are all people who have been active and participated in hearings, wrote comment letters, and have gathered petitions regarding this project.

In an effort to meet Mr. Wilkens' time constraints here are the key issues that should be discussed in negotiations between the community and the project applicant which we believe are pivotal to the progress of negotiations. These include:

- Density- number of units
- Massing- size
- Parking- (units, restaurant, beach etc)
- Emergency fire access road
- Use of mitigation fees
- Environmental impacts/benefits

The main issues with Alt E as currently proposed is with massing, density and inadequate parking. We believe that focusing on and resolving these key issues will result in a project more in keeping with the character of the existing area, as described in the community plan.

DENSITY

A Reduced density alternative of 25 fractional Units has been circulating on a petition now signed by almost 200 local Tahoe Vista residents. This density was figured two ways:

#1 Literature and marketing for Wyndham would support the theory that these fractional developments are more appropriately classified as "single family homes" not as motel units and should be treated as such. Therefore, considering the mix of uses in Tahoe Vista adjacent residential subdivisions typically contain 4-units per acre.

#2 Bedroom count - The Placer County staff report states that the fractional portion of the property will be on 4.7 acres. With a motel density of 15 units per acre this project could conceivably contain 71 units. (Motel type units).

The project proposes approx. 113 bedrooms in 39 units. If you divide the bedrooms into units then each unit would average approx. 2.9 bedrooms per unit. So if you assume 71 units and divide them by 2.9 bedrooms the density would be 24.4 or approx. 25 units.

MASSING

Friends of Tahoe Vista is also concerned about the massing of this project. "Massing" includes both number of units and size of units.

Current massing consists of the Spindleshanks restaurant and some out buildings equating to less than 6000 sf of existing site mass. Alternative E has over 100,000 sf of massing – more than 18 times what currently exists at Tahoe Vista. Alternative E's massing is broken down as follows:

- Two bedrooms - 5 units at 1230 sf
- Two bedrooms- 14 units at 2250 sf-
- Three bedrooms- 15 units at 2750 sf
- Four bedrooms- 5 units at 3277 sf- four bedrooms
- 7 employee units at approx. 1200 sf.-(two bedrooms)

1000 sf off additional floor space added to the restaurant.

We compared Alternative E to two other projects -- the Northstar Lodge- Hyatt Residence Club and the Ritz Carlton – Residence Club. The literature put out on both of these projects show that unit sizes are substantially smaller than those proposed in Alternative E by Wyndham.

Example:

Ritz Carlton-

2 bedroom 2 ½ bath- 1500 sf

3 bedroom 3 ½ bath- 1900 sf

4 bedroom 4 ½ bath- 2500 sf

Hyatt Residence-

2 bedroom 2 bath- 1332 sf

3 bedroom 3 bath- 1741 sf

If Alternative E reduced individual unit size, the result will be a less massive project that is more in character with the rustic character of Tahoe Vista. For example, 25 units with 48% two bedroom units and 51% three and four

bedrooms could result in a massing of 40,000-45,000 sf, which is more in keeping with the character of Tahoe Vista.

Using Alt. E breakdowns as an example:

- 3 2 bedroom units @ 1230 sf- 3690 sf
- 9 2 bedroom units @ 1500 sf- (average)- 13,500 sf
- 9 3 bedroom units @ 1800 sf 16,200 sf
- 4 4 bedroom units @ 2500 sf- 10,000 sf

PARKING

In the absence of parking management and/or improved transportation alternatives to use of the private automobile, the number of parking spaces as proposed for Alt. E would be inadequate based on size of units, increased restaurant hours, beach access, and additional employees, as advertised in the Wyndham brochure. Parking issues need to be addressed; similar past projects have had unacceptable overflow parking impacts. A communitywide parking management plan is desperately needed, as are adequate alternative modes of transportation that allow visitors to access the area without using private automobiles.

FIRE ACCESS

Alternative E's concept plan for secondary emergency access dated June 20, 2008 is unclear as to what exactly is gated and locked? Concerns that Toyon will be used as future access for adjacent projects. Unclear if bike path is separate from fire road and how bikers get thru locked gates? Friends of Tahoe Vista prefer the applicant maintain a fire loop road on his own property. Any fire road for emergency access must be permanently deed restricted in perpetuity for emergency fire access purposes only.

USE OF MITIGATION FEES

Mitigation, as proposed, is only payment of fees- no local nexus. Friends of Tahoe Vista want to see mitigation projects that will directly benefit community.

Environmental Impacts/Benefits

This project needs to demonstrate measurable and quantifiable benefits to the TRPA's environmental thresholds (air quality, water quality, vegetation, soil conservation, wildlife, fisheries, scenic, and recreation) over and above that of the current Sandy Beach Campground. Best management practices need to be implemented throughout the site and be capable of treating stormwater in excess of a 20-year flood event. Tree removal needs to be minimized with high priority

given to old growth trees. The campground capacity lost as a result of this project needs an in-kind replacement.

OTHER ISSUES:

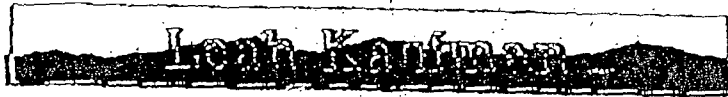
Those are the main issues, but there are other related issues that we feel are also important or require additional information from the applicant. These include:

- Location and amount of boat storage and parking for boat trailers.
- Location and impact of Beach Club that is being advertised by Wyndham.
- Location of sound walls - Please show materials, height and cross section. Concerned about separating affordable housing from rest of project.
- HOA Rules and CC&R's - Don't have anything to review.
- Design, color, materials of units - stick built or manufactured housing?
- Utilities
- Need to address CDM report prepared for the NTPUD regarding deficiencies in fire storage.
- Bike Trail- need more information on how it integrates with the emergency access road, location and where it starts and stops, width, separation from houses, and linkages.
- Beach Maintenance- What is proposed?
- Gated project- Friends of Tahoe would prefer that there are no gates - sets a bad precedent.
- Green building standards- what is being proposed in terms of LEED certification? This is strongly encouraged and a good idea.
- Affordable housing - Number of affordable units based on a percentage of the fractional units per County and State standards is acceptable. Is housing for sale or rent? At what income level? Concerns include parcel size not large enough to support number of tenants,, lack of open space, children's play area, inadequate snow storage , parking, and recreational opportunities.
- Height of buildings: Have potential issues with buildings proposed at 39 feet height. Other buildings in Tahoe Vista area do not exceed 34 feet. To maintain community character, the maximum height of the structures on this site needs to 34 feet, as well.
- Tree removal and replacement- like to see plan.
-
- The third tier of issues are those that will most probably be addressed during the approval process as part of Design Site Review and other permitting including:

- Lighting and night sky concerns: no knowledge of type of lighting proposed or if it will be an issue.
- Upgrading to the Spindleshanks building- make sure adequate parking is provided.
- Undergrounding of utilities- Post a bond to ensure future undergrounding occurs.
- Street aesthetics- CP requirement- wide sidewalks and street trees desired. Other amenities as appropriate such as benches, trash receptacles etc. Street frontage improvements should be constructed not bonded for.
- Trash storage- screened and bear proof
- Snow Storage: Define on plan to county standards.
- Soils/Coverage – would like less land coverage to improve drainage- concerns with large amount of soft coverage going to hardscape. Reduced density and massing will result in less land coverage and more tree retention.
- Would like to see a phasing plan.

We appreciate that you have contacted us to talk about this project in greater detail, and look forward to an opportunity for an open dialogue to discuss our issues with the applicant.

Friends of Tahoe Vista



PLANNING & CONSULTING SERVICES

FAX TRANSMITTAL COVER LETTER

DATE: September 4, 08

TO: Tim Wilkeng

FAX#: 707 253 8798

PAGES:
INCLUDING THIS PAGE

6

FROM: *Leah Kaufman*
Planning & Consulting Services
P.O. Box 253
Carmelien Bay, CA 96140

FAX#: (530) 546-9409

If all pages are not received, please call (530) 546-4402

Message:

Please find letter from
Friends of Tahoe Vista

TX

Tolling Agreement

This Tolling Agreement ("Agreement") is made and entered into by and among Friends of Tahoe Vista ("Friends"), League to Save Lake Tahoe ("League"), the Tahoe Regional Planning Agency ("TRPA"), and Tahoe Vista Partners, LLC ("Applicant"), collectively referred to as the "Parties." The purpose of this Agreement is to toll the statute of limitations for the filing of a legal challenge against TRPA under Article VI, subdivision (j)(4) of the Tahoe Regional Planning Compact ("the Compact") by Friends and/or the League over TRPA's approval of a TRPA permit for the development of Applicant's "Affordable Housing/Timeshare Development, 6873 North Lake Blvd., Placer County, CA Assessor's Parcel Number (APN) 117-071-29, TRPA File Number 20021872" ("the Project").

Recitals

For the purposes of this Agreement, "the Project" means the Applicant's "Affordable Housing/Timeshare Development, 6873 North Lake Blvd., Placer County, CA Assessor's Parcel Number (APN) 117-071-29, TRPA File Number 20021872."

TRPA, including the Governing Body of the TRPA, is the bi-state Compact agency created by agreement of the states of California and Nevada, with the consent of the United State Congress through the enactment of the Compact (P.L. 96-551, 94 Stat. 3233 (December 19, 1980). TRPA reviews and approves development projects within the Tahoe Region, as defined by the Compact and delineated on official maps of the TRPA.

Applicant, Tahoe Vista Partners, LLC, is the proponent of the Project.

Friends of Tahoe Vista is a potential petitioner in a civil action challenging TRPA's approval of a TRPA permit for development of the Project.

League to Save Lake Tahoe is a potential petitioner in a civil action challenging TRPA's approval of a TRPA permit for the development of the Project.

The Parties intend to engage in settlement discussions. To allow further time for those discussions, the Parties have agreed to enter into this Agreement to provide the Parties a reasonable opportunity to reach agreement without resorting to litigation.

The Parties contemplate that, if necessitated by continuing settlement discussions, the Parties may enter into one or more Addenda to this Agreement, pursuant to the terms of this Agreement, in order to further extend the tolling date contained herein.

Agreement

Now, therefore, in consideration of the mutual promises and/or covenants contained in this Agreement, the Parties agree as follows:

Each recital set forth above is incorporated herein by this reference and is made part of this Agreement.

For purposes of this Agreement "Termination Date" means October 15, 2008, or the date set forth in a subsequent Addendum to this Agreement entered into in writing and executed by the Parties.

Any statute of limitations for any claim or cause of action Friends, TASC, or the League has or may have with respect to TRPA's approval of a TRPA permit for development of the Project, that would otherwise expire prior to the Termination Date is hereby tolled and extended as to Friends and the League only. Any such statute of limitations shall, as to Friends and the League only, instead expire on the Termination Date. This Agreement shall not affect any statute of limitations applicable to any association, entity, or person other than Friends and the League. This Agreement shall not affect any statute of limitations expiring after the Termination Date.

TRPA and Applicant expressly waive any defense they have, or may have, related to the expiration of a statute of limitations subject to this Agreement, to any claim or cause of action commenced by Friends or the League with respect to TRPA's approval of a TRPA permit for the development of the Project. TRPA and Applicant do not waive any defenses other than those subject to this Agreement. TRPA and Applicant do not waive any defenses other than as to Friends or the League.

The approval of this Agreement does not constitute and shall not be construed as an admission by any Party of any liability regarding claims arising out of the TRPA's approval of a TRPA permit for the Project. This Agreement shall not be admissible in any proceeding as an admission of any factual matter against any Party, except as to the Agreement and waiver set forth in this Agreement.

This Agreement may be executed in counterpart originals.

The individuals signing this Agreement on behalf of each Party represent and warrant that they are authorized to do so, on behalf of their respective parties.

This Agreement constitutes the entire agreement between the Parties hereto regarding the tolling of any statute of limitations and defenses related to the passage of time.

The Parties acknowledge that each Party, through its counsel, have reviewed and revised this Agreement as necessary and that no rule of construction resolving ambiguities against a drafting Party shall be employed in its interpretation.

FRIENDS OF TAHOE VISTA

DATE: 9/17/08 Bill Yeates
Bill Yeates
Attorney for Friends of Tahoe Vista

TAHOE REGIONAL PLANNING AGENCY

DATE: 9/16/08 Joanne S. Marchetta
Joanne S. Marchetta,
General Counsel
On behalf of Tahoe Regional Planning Agency

TAHOE VISTA PARTNERS, LLC

DATE: _____
Tim Wilkens
On behalf of Tahoe Vista Partners, LLC

LEAGUE TO SAVE LAKE TAHOE

DATE: _____
Richard Drury
Attorney for League to Save Lake Tahoe

FRIENDS OF TAHOE VISTA

DATE: _____
Bill Yeates,
Attorney for Friends of Tahoe Vista

TAHOE REGIONAL PLANNING AGENCY

DATE: _____
Joanne S. Marchetta,
General Counsel
On behalf of Tahoe Regional Planning Agency

TAHOE VISTA PARTNERS, LLC

DATE: 9-17-08 _____
Tim Wilkens
On behalf of Tahoe Vista Partners, LLC

LEAGUE TO SAVE LAKE TAHOE

DATE: Sept. 16, 2008 _____
Richard Drury
Attorney for League to Save Lake Tahoe

Tahoe Vista Partners, LLC
774 Mays Blvd. Suite 10-546
Incline Village, NV 89451

August 31, 2008

Dear Leah,

Thank you for taking the time to review some of your concerns this past Friday. As we discussed I am providing you with a list of the main issues that have been addressed at our community seminar and the five public hearings. My understanding is that you will review this list with some of your associates and let us know if the current approved development "plan E" address these issues to the point where there is no longer a concern or if there is still a concern. In the cases where there is still a concern you and your associates will provide us with a specific suggestion that we can evaluate to see if it is possible to incorporate these suggestions or not into our development plan. I did not include in this list policy issues such as updating the community plan because we can not really do anything to impact issues such as these.


The items are as follow:

<u>Issue:</u>	<u>Plan E ok or not:</u>	<u>Suggestion:</u>
1) Parking		
2) Size of Homes/density		
3) Aesthetics		
4) Fire Access		
5) Snow removal		
6) Soil drainage		
7) Utilities & capacity		
8) Boat storage		
9) Use of mitigation fees		
10) Light pollution		

- 11) HOA rules
- 12) Affordable housing
- 13) Green building standards
- 14) Gate a project
- 15) Upgrading of Spindleshanks building
- 16) Sound walls
- 17) Trash storage
- 18) Tree replacement
- 19) Bike trail
- 20) Beach maintaince
- 21) Beach parking
- 22) Management company issues
- 23) Street aesthetics

I will call you on Thursday late morning to review these suggestions with you. I want to express my appreciation to you and others that have taken the time to work with us to ensure that this is the best possible development for our community.

Best regards,



Tim Wilkens

TW/me

Tahoe Vista Partners LLC

Community Meeting Issues and Draft Responses

April 4, 2008

On March 31, 2008 a community outreach meeting was held at the property. Approximately 40 people attended the meeting to raise issues, questions, give support or voice opposition. The result is this list of issues and responses that we need to discuss as a partnership and formalize our response.

1) Density

- a. There are too many homes and they are too large.
- b. Our response is that we will reduce the number of TAU homes from 45 to 39, we will reduce the number of affordable homes from 10 to 6, the recreational building will be eliminated and the size of the three homes will be reduced as follows:
 - i. Plan C – 3,582 sq. ft. to 3,277 sq. ft. (305 sq. ft. or 9%)
 - ii. Plan B – 2,974 sq. ft. to 2,750 sq. ft. (224 sq. ft. or 8%)
 - iii. Plan A – 2302 sq. ft. to 2,250 sq. ft. (52 sq. ft. or 2%)
 - iv. Affordable homes from 1,400 sq. ft. to 1,163 sq. ft. (237 sq. ft. or 17%)

2) Number of Trees lost

- a. The statement was made that 81 trees will be cut down
- b. Wyatt will work with the forester to confirm how many trees will be cut down (after fewer smaller homes are calculated) and make sure that we are planting new trees so that there is a net gain.

3) Secondary Fire Access

- a. There is concern about a secondary fire access
- b. We will create a secondary fire access from the top of the site to Toyon Road or include an emergence loop road

4) Snow Removal

- a. The question was raised about the volume available for snow removal
- b. Wally Auerbach will confirm that we have adequate snow removal and we will secure a letter from a snow removal company as secondary evidence

- 5) The project is gated and isolated
 - a. The community felt that project was "an elite gated development" and that the affordable homeowners could not use the resort clubhouse.
 - b. We will discuss the concept with Wyndham about allowing community groups to use our clubhouse for meetings on a limited basis. With the removal of 4 affordable homes we are creating a play area for the families that purchase those units.
- 6) Danger of turning left out of the project
 - a. One individual expressed concerned about making left turns from the project
 - b. Wyatt will have our traffic engineer double check to make sure there are no safety issues.
- 7) Parking
 - a. The question was raised about adequate parking
 - b. We are creating additional parking as a result of fewer homes and we will have Ragatz and Associates confirm that we have adequate parking for our intended use.
- 8) Appearance
 - a. Since renderings were not available some individuals expressed a desire to make sure the buildings fit with the nature of the community and Lake Tahoe.
 - b. We share that concern and have instructed our team to make sure the final exteriors are compatible.
- 9) Trash Storage
 - a. It was expressed to have individual trash cans as opposed to a lot of dumpsters.
 - b. Our current design has individual trash enclosures for each home and two central trash collection points.
- 10) Campground closure
 - a. The community wants to make sure that the recreational mitigation goes into local improvements.
 - b. We indicated that we support this policy and will request TRPA and Placer County to follow this policy if possible.
- 11) Oversupply of hotel rooms
 - a. One local motel owner is concerned about the impact of this development on their occupancy.
 - b. We will have our fractional feasibility firm respond to this inquiry to see what if any impact it will have.

12) Cumulative Impact

- a. The community is concerned about the cumulative impact on multiple developments.
- b. We are following the current community plan and zoning which we are responsible for. We have not way of changing zoning but we did agree to work with Karen Van Epps on the update to the Community Plan.

13) Pedestrian Traffic

- a. There was a question about the impact of pedestrian traffic on this development.
- b. The development improves pedestrian traffic with the installation of new sidewalks and street improvements.

14) Affordable Housing

- a. The desire to have us work with Alex Mourelatos on his affordable housing project was expressed.
- b. We have contacted Alex and will continue to work with him.

15) Green Building Standards

- a. The question was raised on what green or environmental enhancements were being included in our development
- b. We will ask our development team to see what level of green standard may be met or what other enhancements can be included.

16) Mitigation Fees

- a. There was concern that the substantial mitigation fees would be spent on general fund costs and not be applied to mitigation that benefits the community.
- b. We will ask Wyatt to research this and determine what the exact policy is for each fee that we are paying.

17) Community Plan Updates

- a. There was a request made that we work with the individuals on the community plan update.
- b. We have agreed to do so.

18) Cumulative Benefits

- a. The question was raised about cumulative benefits to the community that will arise from our development.
- b. We will identify and quantify to the best of our ability what these will be.

19) Light Pollution

- a. The issue of light pollution was raised.
- b. We will ask our design team to incorporate "down lighting" or any other lighting elements that are feasible, safe and responsive to this comment.

20) Traffic

- a. The question was raised about how much traffic will be generated.
- b. We will ask EDAP to update the traffic count based upon our reduced density plan

21) Water run off

- a. The question was raised about the impact of water run off on Lake Tahoe.
- b. We will confirm that our development and the water filtration requirements imposed on us will improve water run off impacts

22) Use of Recreation fees

- a. The community wants to make sure that the recreation mitigation fees stay in the community.
- b. Same response as items 10 & 16.

23) TAU's and their size

- a. The community feels that the TAU's should be sized to the proposed development
- b. This is a TRPA / Placer County policy that we have no control over.

24) Homeowner rules

- a. How can the developer make buyers adhere to rules or conditions of approval?
- b. We will invite input and include them in the final CC&R's

25) Utilities

- a. Is there adequate sewer and water capacity?
- b. Wally will confirm that the development will have adequate services.

26) Soil drainage

- a. The question was raised about the ability for the soil to drain.
- b. We will verify with Kleinfelder that we have designed adequate drainage systems.

TAHOE VISTA PARTNERS LLC

P.O. Box 2490
Napa, California 94558
(707) 226-6004
(707) 253-8798 fax

RECEIVED
OCT 08 2008
CLERK OF THE
BOARD OF SUPERVISORS

DATE 10/8/08
☒ Board of Supervisors - 5
☒ County Executive Office
☒ County Counsel
☒ Mike Boyle
☒ Planning 3080

October 7, 2008

COPY

Rochelle Nason
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, CA 96150

AGENDA ITEM
DATE: <u>10/8/08</u>
<u>2008</u>

Re: Tahoe Vista Development Modifications

Dear Rochelle,

I would like to thank you and your staff again for taking the time to meet with us during the past several weeks. We do value your input and are please to report that we are agreeing to incorporate most of your suggestions into our revised plans. I have enclosed a copy of the modified plans.

When I spoke to Michael Johnson earlier today he indicated that we was not in favor or making the changes but after a lengthy discussion he said that he would be open to incorporating them into the Conditions of Approval provided Mark Hass withdraws his appeal in order to justify the approval of the modifications. This will still need to go before the Placer County Board of Supervisors on October 20th or 21st. If you want to propose a more binding agreement then Whit Manley is standing by to work with you and/or your attorney. These modifications are based upon not having to recirculate the EIR and are subject to the approval of Placer County, and confirmation by TRPA that these changes can be approved administratively.

Let me summarize the changes that we have agreed to:

- 1) Conveyance Fee: We are agreeing to have our owners pay a two percent (2%) Conveyance Fee when their fractional units are resold. This will be allocated with a half percent going to public transit in Tahoe Vista, a half percent going for existing homes that can be utilized for workforce housing and one percent going to open space or recreational lands in the north Tahoe basin.

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2) Building sizes and massing:

The floor plans have been reduced to the smallest footprint that is feasible.
Let me summarize the final reductions:

Building	Original Size	Current Size	Total Reduction
a. Unit A	2,302	2,060	2,904 sq. ft.
b. Unit B	2,902	2,390	8,704 sq. ft.
c. Unit C	3,598	2,843	3,775 sq. ft.
d. Clubhouse			1,500 sq. ft.
e. Affordable Homes			8,477 sq. ft.

3) Coverage: With the incorporated changes and retention of the fire exit at the rear of the development we have reduced coverage by 6,869 square feet.

4) People & Cars: We have undertaken four changes to address the League's concerns about the impact of people and cars.

- a. We have removed ten bedrooms from the C and D units and made them game rooms.
- b. We have agreed to operate a shuttle van to transport guests and owners to the local ski resorts and other attractions.

We will have the management company maintain TART cards/route maps for use of the guests and owners to encourage the use of mass transit.

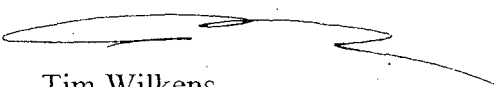
- c. We will also make bicycles along with area bike trails available to our owners and guests at no charge to encourage the use of bicycles.

- 5) Affordable Housing: Subject to TRPA and Placer County approval we are agreeable to mitigating the affordable housing by purchasing existing properties off-site in the vicinity and deed restricting them. Under this approach, the six affordable housing units required by the County would be provided off-site. Some of the details still need to be worked out.
- 6) Pedestrian Friendly: We are agreeable to using pavers and making the sidewalks two feet larger than the county standard to make the sidewalks more "pedestrian friendly".

If you have any questions or need to discuss any of this please feel free to contact me. We are requesting a letter from you that acknowledges that we have responded to your concerns, that you support the modified project and would like to have someone present at the Board of Supervisors hearing to answer any questions or clarify any of these points.

We have enjoyed working with you and value the input.

Best regards,



Tim Wilkens

TW/me

cc: Wyatt Ogilvy
Joe Lanza
Rafe Miller
Joanne Auerbach
Michael Johnson
Board of Supervisors
Stacy Wydra
Jeff Fagan
Don Burtis
Nanette Hansel
Whit Manley
Friends of Tahoe Vista c/o Leah Kaufman
Theresa Avance

Tim Wilkens

From: "Tim Wilkens" <twilkens@interx.net>
To: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
Cc: "Flavia Sordelet League to Save LT" <flavia@keeptahoeblue.org>; "Whit Manley" <WManley@rtmmlaw.com>; "Bill Yeates" <BYeates@kenyonyeates.com>
Sent: Tuesday, October 07, 2008 1:53 PM
Subject: parcel tax

Hi Rochelle

If you can send me the info re the tax today it would be appreciated. The partners have given a preliminary ok but we need to see the details before making a final commitment. Thank you.

I plan on getting a detailed summary letter to you with plans via courier.

Tim

365

10/7/2008

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: "Tim Wilkens" <twilkens@interx.net>
Sent: Monday, October 06, 2008 7:16 AM
Subject: RE: follow up

Thanks Tim, I much appreciated your efforts to keep the discussion constructive, and I hope you recognize that I am trying to do the same. We will get info to you on the transfer fee later today. It does not look like the tour of the property is going to come off, but perhaps that will change today. Talk to you soon,

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

From: Tim Wilkens [mailto:twilkens@interx.net]
Sent: Friday, October 03, 2008 2:11 PM
To: Rochelle Nason
Subject: follow up

Hi Rochelle,

It was nice to see you yesterday! Please send me the information on the resale tax/assessment. Joe will see you on Tuesday and let's touch base on Monday.

Tim

3106

10/7/2008

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: "'Tim Wilkens'" <twilkens@interx.net>
Sent: Monday, October 06, 2008 4:00 PM
Subject: RE: follow up

Thanks Tim.

I am not sure what your item #1 means - if you mean your proposed coverage is now at 30% that is huge, since that is our #1 issue, but I am wondering if you just mean that is the Bailey limit? Please advise . . .

Regarding paperwork on the transfer fee:

I have in hand a copy of one of the settlement agreements from the Martis litigation but I need to make sure it is OK for me to share it with you. In sum: it is very complex material, since it is creating a covenant running with the land as well as a settlement agreement.

I think what we would need to do is reach an agreement in principle to create a conveyance fee at a certain percentage (I would suggest 2%, with a half percent going to public transit in the area and other transportation mitigation measures including a parking plan for Tahoe Vista, a half percent going to the purchase of existing homes in the North Shore for additional workforce housing, and one percent going to the purchase of open space/recreational lands in the area.) I think if we can agree to this in principle - a transfer fee, its amount, and its uses - we can use the lawyers to work out the details later.

Regarding the visit, I would strongly prefer to visit the property when FOTV and Mr. Haas can be with us because the main purpose for us would be to understand the road issue, so I will keep trying.

Thanks again, I look forward to speaking with you again soon.

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: "Tim Wilkens" <twilkens@interx.net>
Sent: Thursday, October 02, 2008 6:23 AM
Subject: RE: follow up

Thank you for your e-mail, Tim. I was in meetings Monday and off work Tuesday and yesterday, so I am just trying to catch up on my e-mail traffic now. I will take a look at your suggestions and before we meet I will confer with League staff members who are evaluating the project for our organization . . . if you have not done so already, we would greatly appreciate your letting us know the percentage of land coverage that would result from a modified project, as that would be a key metric for us. Many thanks,

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

From: Tim Wilkens [mailto:twilkens@interx.net]
Sent: Tuesday, September 30, 2008 5:02 PM
To: Rochelle Nason
Subject: follow up

Hi Rochelle,

I think I am getting all of your emails but you may get a bounce back due to my UN security settings. I would like your feed back on our suggestions and hope to get a letter from you confirming your support for our modified project.

I am in all day Wed if you need to talk.

Best regards,

Tim

368

10/7/2008

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: "Wyatt Ogilvy" <wyatt@ogilvylanduse.com>
Cc: <Carl@KeepTahoeBlue.org>; "Leah Kaufman" <leah.lkplanning@sbcglobal.net>; "Tim Wilkens" <twilkens@interx.net>
Sent: Monday, September 29, 2008 12:54 PM
Subject: RE: TVP/Sandy Beach - Next Meeting

I am sorry I did not timely answer this e-mail, Wyatt.

I am not available Wednesday of this week, and I understand that Leah is setting up a meeting for Thursday afternoon of this week, and we are still holding Tuesday of next week as a potential additional meeting day. I assume it is likely we will see you then.

Take care,

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

-----Original Message-----

From: Wyatt Ogilvy [mailto:wyatt@ogilvylanduse.com]
Sent: Tuesday, September 23, 2008 5:44 PM
To: Rochelle Nason
Cc: Carl@KeepTahoeBlue.org; Leah Kaufman; Tim Wilkens
Subject: Re: TVP/Sandy Beach - Next Meeting

Rochelle:

Unfortunately, I am unable to attend a meeting next Thursday. However, Tim Wilkens is available to attend on Thursday. I have copied Tim on this e-mail.

Alternately, I could meet on Wednesday, October 1st in the morning or on Tuesday, October 7th anytime prior to 3PM.

Best,

Wyatt Ogilvy

Tim Wilkens

From: "Tim Wilkens" <twilkens@interx.net>
To: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>; <tahoellie@yahoo.com>; <wyatt@ogilvylanduse.com>
Cc: "'Carl Young League to Save LT'" <carl@KeepTahoeBlue.org>; "'Leah Kaufman Tahoe Community'" <leah.lkplanning@sbcglobal.net>
Sent: Monday, September 29, 2008 9:03 AM
Subject: Re: League Site visit before meeting

Hi Rochelle,

No if you look at all of my letters and emails we have been attempting to finalize a meeting on Thursday of this week.

We were told that you would be available in the afternoon. Please let us know what time works for you.

Best regards,

Tim

----- Original Message -----

From: Rochelle Nason
To: tahoellie@yahoo.com ; wyatt@ogilvylanduse.com ; 'Tim Wilkens'
Cc: 'Carl Young League to Save LT' ; 'Leah Kaufman Tahoe Community' >
Sent: Sunday, September 28, 2008 6:49 PM
Subject: RE: League Site visit before meeting

Thanks Ellie.

I had the impression we were shooting for a site visit on Thursday October 2nd (Carl would I believe be sending someone from the League's staff), and then a meeting on Tuesday October 7th when Wyatt is available.

Can someone clarify for me? Many thanks,

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: <tahoellie@yahoo.com>; <wyatt@ogilvylanduse.com>; "Tim Wilkens" <twilkens@interx.net>
Cc: "Carl Young League to Save LT" <carl@KeepTahoeBlue.org>; "Leah Kaufman Tahoe Community" <leah.lkplanning@sbcglobal.net>
Sent: Sunday, September 28, 2008 6:49 PM
Subject: RE: League Site visit before meeting

Thanks Ellie.

I had the impression we were shooting for a site visit on Thursday October 2nd (Carl would I believe be sending someone from the League's staff), and then a meeting on Tuesday October 7th when Wyatt is available.

Can someone clarify for me? Many thanks,

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

From: Ellie [mailto:tahoellie@yahoo.com]
Sent: Saturday, September 27, 2008 1:48 PM
To: wyatt@ogilvylanduse.com; Tim Wilkens
Cc: Rochelle Nason League to Save LT; Carl Young League to Save LT; Leah Kaufman Tahoe Community
Subject: League Site visit before meeting

Hi Tim,

Just to remind you that the League has not toured the site. Wyatt provided Joe Lanza's cell- we will be contacting him and requesting this tour happen before Thursdays meeting.

Has a time and location been established for Thursday October 2 ?

There are specific elements of the League's/FOTV assessment that require viewing of the site. If no one is available please grant permission to tour without Joe, Rafe or yourself without retribution or trespassing issues.

~Ellie

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: <twilkens@interx.net>; <LKplanning@tahoetwisters.com>
Cc: "'Wyatt Ogilvy'" <wyatt@ogilvylanduse.com>; "'Joseph Lanza'" <lanzamiller@sbcglobal.net>; <Carl@KeepTahoeBlue.org>
Sent: Friday, September 19, 2008 7:58 AM
Subject: RE: Tuesday Meeting - Friends of Tahoe Vista

Thanks Tim. I don't think it makes any sense to have one member of a partnership meet with one objecting group, and two other members of the same partnership meet with a different objecting group. In order to pull this together I will switch my schedule around to meet on Monday. Let's go with the same basic arrangement - 10:00 to 11:30 a.m. at the Parasol Foundation, but on Monday instead of Tuesday. IF THIS DOES NOT WORK FOR ANYONE PLEASE ADVISE ASAP AS LATER THIS MORNING I WILL BE REARRANGING MEETINGS WITH OTHERS TO ACCOMMODATE THE CHANGE.

Have a great weekend and I will look forward to speaking with you Monday.

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

-----Original Message-----

From: twilkens@interx.net [mailto:twilkens@interx.net]
Sent: Friday, September 19, 2008 3:11 AM
To: Rochelle Nason
Cc: 'Wyatt Ogilvy'; 'Joseph Lanza'; Carl@KeepTahoeBlue.org
Subject: RE: Tuesday Meeting - Friends of Tahoe Vista

Hi Rochelle,

I am meeting with Leah's group on Monday and would invite you to join us if you can. I may not be available on Tuesday.

Tim

Tim Wilkens

From: "Tim Wilkens" <twilkens@interx.net>
To: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>; <LKplanning@tahoetwisters.com>
Cc: "'Wyatt Ogilvy'" <wyatt@ogilvylanduse.com>; "'Joseph Lanza'" <lanzamiller@sbcglobal.net>; <Carl@KeepTahoeBlue.org>
Sent: Friday, September 19, 2008 12:59 PM
Attach: TVP Friends Consessions 9-18-08.doc
Subject: Re: Tuesday Meeting - Friends of Tahoe Vista

Hi Everyone,

I have prepared a draft summary of the items/changes we have tentatively agreed to. I would also suggest that Mark Haas or his wife attend the meeting so that we can put this all to bed when we meet on Monday.

Have a great weekend!

Tim

----- Original Message -----

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: <twilkens@interx.net>; <LKplanning@tahoetwisters.com>
Cc: "'Wyatt Ogilvy'" <wyatt@ogilvylanduse.com>; "'Joseph Lanza'" <lanzamiller@sbcglobal.net>; <Carl@KeepTahoeBlue.org>
Sent: Friday, September 19, 2008 7:58 AM
Subject: RE: Tuesday Meeting - Friends of Tahoe Vista

>
> Thanks Tim. I don't think it makes any sense to have one member of a
> partnership meet with one objecting group, and two other members of the
> same
> partnership meet with a different objecting group. In order to pull this
> together I will switch my schedule around to meet on Monday. Let's go
> with
> the same basic arrangement - 10:00 to 11:30 a.m. at the Parasol
> Foundation,
> but on Monday instead of Tuesday. IF THIS DOES NOT WORK FOR ANYONE PLEASE
> ADVISE ASAP AS LATER THIS MORNING I WILL BE REARRANGING MEETINGS WITH
> OTHERS
> TO ACCOMMODATE THE CHANGE.
>
> Have a great weekend and I will look forward to speaking with you Monday.
>
>
> Rochelle Nason
> Executive Director
> League to Save Lake Tahoe
> 955 Emerald Bay Road
> South Lake Tahoe, California 96150
> (530)541-5388

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: "'Wyatt Ogilvy'" <wyatt@ogilvylanduse.com>; "'Tim Wilkens'" <twilkens@interx.net>; "'Joseph Lanza'" <lanzamiller@sbcglobal.net>
Cc: <Carl@KeepTahoeBlue.org>
Sent: Thursday, September 18, 2008 1:50 PM
Subject: RE: Tuesday Meeting - Friends of Tahoe Vista

Good afternoon, everyone.

Tim Wilkens, I understand that you are requesting an additional meeting with the Friends of Tahoe Vista. I am accordingly inviting Leah Kaufman to join us on Tuesday, and to bring no more than two other people (and no counsel).

Please let me know if anyone has any concerns with proceeding this way. As I said during our call, we think it is most efficient for all concerned to have both the concerned groups at one table.

Thanks again, I look forward to talking to you Tuesday.

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

-----Original Message-----

From: Rochelle Nason [mailto:Rochelle@KeepTahoeBlue.org]
Sent: Wednesday, September 17, 2008 3:35 PM
To: 'Wyatt Ogilvy'
Cc: 'Joseph Lanza'; 'Tim Wilkens'; Carl@KeepTahoeBlue.org
Subject: Tuesday Meeting

Very good. We have reserved the Board Room at the Parasol Building in Incline Village:

http://www.parasol.org/index.php?option=com_content&view=article&id=85&Itemid=154

We look forward to speaking with you Tuesday.

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road

374

10/7/2008

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: ""Wyatt Ogilvy"" <wyatt@ogilvylanduse.com>
Cc: ""Joseph Lanza"" <lanzamiller@sbcglobal.net>; ""Tim Wilkens"" <twilkens@interx.net>
Sent: Wednesday, September 17, 2008 8:23 AM
Subject: RE: Tolling Agreement

Thanks again Wyatt and everyone, I look forward to meeting with you.

I suggest we plan to meet from 10:00 to 11:30 a.m. in Incline Village that day (I have a lunch meeting in South Lake Tahoe, Incline puts me just a little closer to it than does Tahoe Vista). . . I can see if we can get a room in the Parasol Foundation or the Tahoe Center for Environmental Science. Please let me know if that works for you all, thanks,

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

Tim Wilkens

From: "Rochelle Nason" <Rochelle@KeepTahoeBlue.org>
To: "Wyatt Ogilvy" <wyatt@ogilvylanduse.com>
Cc: "Joseph Lanza" <lanzamiller@sbcglobal.net>; "Tim Wilkens" <twilkens@interx.net>;
<Carl@KeepTahoeBlue.org>
Sent: Wednesday, September 17, 2008 3:34 PM
Subject: Tuesday Meeting

Very good. We have reserved the Board Room at the Parasol Building in Incline Village:

http://www.parasol.org/index.php?option=com_content&view=article&id=85&Itemid=154

We look forward to speaking with you Tuesday.

Rochelle Nason
Executive Director
League to Save Lake Tahoe
955 Emerald Bay Road
South Lake Tahoe, California 96150
(530)541-5388

www.keeptahoeblue.org

-----Original Message-----

From: Wyatt Ogilvy [mailto:wyatt@ogilvylanduse.com]
Sent: Wednesday, September 17, 2008 8:59 AM
To: Rochelle Nason
Cc: 'Joseph Lanza'; 'Tim Wilkens'
Subject: Re: Tolling Agreement

Rochelle:

This time work, we look forward to meeting with you as well. Please confirm when a location for meeting is set.

Wyatt Ogilvy

1305
COB

R

OCT 09 2008

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S. Wydra

PLANNING DEPT.

TAHOE VISTA RESIDENTS ARE FOR SMART GROWTH AND WELL PLANNED DEVELOPMENT. PLEASE SUPPORT A REDUCED DENSITY AND COVERAGE ALTERNATIVE FOR THE TAHOE VISTA PARTNERS/SANDY BEACH PROJECT. THE PROJECT AS CURRENTLY PROPOSED (ALTERNATIVE E) IS NOT ACCEPTABLE. A REDUCED DENSITY ALTERNATIVE WILL RESULT IN RETENTION OF TREES, LESS LAND COVERAGE, MORE ON SITE PARKING, AND REDUCED TRAFFIC TRIPS. THEREFORE THE RESIDENTS SUPPORT:

- 25 FRACTIONAL UNITS, 1 MANAGER'S UNIT, SPINDLESHANKS EXPANSION AND 5 AFFORDABLE HOUSING UNITS BASED ON:

FIVE UNITS PER ACRE DENSITY AS IS BEFITTING RESIDENTIAL TYPE MIXED USE DEVELOPMENT WITH A TYPICAL RESIDENTIAL SUBDIVISION AT FOUR UNITS PER ACRE. (20% INCREASE OVER TYPICAL CONDITIONS).

1. Ellie Waller 267 Laurel Dr TV
2. Randy Hill 6696 IDLEWOOD RD TV
3. Janet Turner Rustic Cottages 7449 North Lake Blvd TV
4. Carla Lea 351 Pino Grande TV
5. John Beethoven 200 ESTATES DR,
6. Mischel Sable 1297 Jester Ct, Vista CA 96148
7. John M. Dineen 698 Midiron Ave. TVISTA
8. Donald Bennett 6650 N Lake Blvd 96148
9. Isaac Kracker 6569 WILLOW RD. 96148
10. Alvin Patton 7276 N. LAKE BLVD Tahoe Vista 96148
11. Alvin H. Patton HOLIDAY HOUSE 6443 Wildwood Tahoe Vista
12. Xaleta Brown 6443 Wildwood Tahoe Vista
13. D.E. Walker 267 LAUREL DR. TAHOE VISTA
14. Maryanne Casella 217 Laurel Dr. Tahoe Vista

Hand delivered to Planning

TAHOE VISTA RESIDENTS ARE FOR SMART GROWTH AND WELL PLANNED DEVELOPMENT. PLEASE SUPPORT A REDUCED DENSITY AND COVERAGE ALTERNATIVE FOR THE TAHOE VISTA PARTNERS/SANDY BEACH PROJECT. THE PROJECT AS CURRENTLY PROPOSED (ALTERNATIVE B) IS NOT ACCEPTABLE. A REDUCED DENSITY ALTERNATIVE WILL RESULT IN RETENTION OF TREES, LESS LAND COVERAGE, MORE ON SITE PARKING, AND REDUCED TRAFFIC TRIPS. THEREFORE THE RESIDENTS SUPPORT:

- 25 FRACTIONAL UNITS, 1 MANAGER'S UNIT, SPINDLESHANKS EXPANSION AND 5 AFFORDABLE HOUSING UNITS BASED ON:

FIVE UNITS PER ACRE DENSITY AS IS BEFITTING RESIDENTIAL TYPE MIXED USE DEVELOPMENT WITH A TYPICAL RESIDENTIAL SUBDIVISION AT FOUR UNITS PER ACRE. (20% INCREASE OVER TYPICAL CONDITIONS).

- 1 Leal Kaufman 240 Rim Drive TV
- 2 Pam Berger 511 Mountain Dr. TV
- 3 Court Berger 511 Mountain Cir Dr TV
- 4 Michael DeLoe 1357 Kings Way, TV 96148
- 5 Oboe O'Leary " " "
- 6 MICHAEL RAYNES 6301 N. LAKE BLVD. TV
- 7 H/dine Rogers 6301 North Lake Blvd Tahoe Vista
- 8 David McClure 1255 Juster Ct. Tahoe Vista
- 9 Bob Pearson 7212 N. Lake Blvd Tahoe Vista
- 10 Deanne Barnes 1355 Commonwealth Drive TV 96148
- 11 RJ RAYBURN 334 Rim Dr TAHOE VISTA. 96148
- 12 Carrie Oyer 7500 Forest Glenn TV 96148
- 13 Lori Horn 7820 Mashie Ave Tahoe Vista 96148
- 14 Andy DeL 4823 Tiger Ave, ~~Tahoe~~ TV Ca 96148
- 15 Henry A Von Steeg 546 REDWOOD PLAC. TV
- 16 Cindy Dellinger 6468 Wildrose Ave Tahoe Vista
- 17 Richard Dellinger " " " "

TAHOE VISTA RESIDENTS ARE FOR SMART GROWTH AND WELL PLANNED DEVELOPMENT. PLEASE SUPPORT A REDUCED DENSITY AND COVERAGE ALTERNATIVE FOR THE TAHOE VISTA PARTNERS/SANDY BEACH PROJECT. THE PROJECT AS CURRENTLY PROPOSED (ALTERNATIVE E) IS NOT ACCEPTABLE. A REDUCED DENSITY ALTERNATIVE WILL RESULT IN RETENTION OF TREES, LESS LAND COVERAGE, MORE ON SITE PARKING, AND REDUCED TRAFFIC TRIPS. THEREFORE THE RESIDENTS SUPPORT:

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FIVE UNITS PER ACRE DENSITY AS IS BEFITTING RESIDENTIAL TYPE MIXED USE DEVELOPMENT WITH A TYPICAL RESIDENTIAL SUBDIVISION AT FOUR UNITS PER ACRE. (20% INCREASE OVER TYPICAL CONDITIONS).

1. Jon Volkmann 230 Laurel Dr. T.V.
2. Cindy Johnson " " " "
3. Scott Ingham 6487 Wild Rose TV
4. Carolyn Ingham " " " "
5. Martin Kuddan 238 Laurel Dr. T.V.
6. Patricia V Post 238 Laurel Dr. T.V.
7. Jean Barulich 229 Laurel, T.V.
8. Naomi Barulich 229 Laurel Dr., T.V.
9. James C. Mathews 267 Fawn Ln. T.V.
10. Robert D. Mathews 267 Fawn Ln. T.V.
11. Gerald J. Stet 245 Rim Dr. T.V.
12. Cynthia P. Wotel 245 Rim Dr. T.V.
13. Irene Mc Clure 1255 Gester Ct - T.O.
4. Dan Harbriet 237 Laurel Dr TV
5. Susan Harbriet " " " "
6. Ronald J. Casella 217 Laurel Dr. TV
7. Karen Casella Adamski " " " "
8. Dan Adamski " " " "

TAHOE VISTA RESIDENTS ARE FOR SMART GROWTH AND WELL PLANNED DEVELOPMENT. PLEASE SUPPORT A REDUCED DENSITY AND COVERAGE ALTERNATIVE FOR THE TAHOE VISTA PARTNERS/SANDY BEACH PROJECT. THE PROJECT AS CURRENTLY PROPOSED (ALTERNATIVE B) IS NOT ACCEPTABLE. A REDUCED DENSITY ALTERNATIVE WILL RESULT IN RETENTION OF TREES, LESS LAND COVERAGE, MORE ON SITE PARKING, AND REDUCED TRAFFIC TRIPS. THEREFORE THE RESIDENTS SUPPORT:

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FIVE UNITS PER ACRE DENSITY AS IS BEFITTING RESIDENTIAL TYPE MIXED USE DEVELOPMENT WITH A TYPICAL RESIDENTIAL SUBDIVISION AT FOUR UNITS PER ACRE. (20% INCREASE OVER TYPICAL CONDITIONS).

1. Bill Tigott 240 Estates Dr TV
2. Lana Sipton 280 Pine Avenue TV
3. Don Tipton " " "
4. Sheila Thompson, 720 Carmelien Dr.
North Lake Hebrew Ct TV
5. Linda Willard 6245 N. Lake Blvd
Tahoe Vista CA
6. Todd Willard " "
7. Lushi Pettit Fr 340 Wildrose St Tahoe Vista
8. Jim Pettit " " "Tahoe Vista
9. Nancy Larsen 259 Estate DR.
10. Bill W. March 520 cottonwood Pl. tahoe
Vista
11. Richard March " "
12. Michelle 6780 N. LAKE BLVD Tahoe Vista
13. Shan Robinson 6780 N. LAKE BLVD Tahoe Vista
14. Charles Edsall 6495 N. Lake Blvd. Tahoe Vista
15. Helen Edsall " " "

Tahoe Vista residents are for smart growth and well planned development. Please support a reduced density and coverage alternative for the Tahoe Vista Partners/Sandy Beach project. The project as currently proposed (Alternative E) is not acceptable. Reduced density alternatives will result in : retention of trees, less land coverage, more on-site parking, and reduced traffic trips. Therefore the residents support :

- 25 fractional units
- 1 managers unit
- Spindleshanks expansion
- Five affordable housing units based on five units per acre density as is befitting residential type with a typ residential subdivision normally at four units per acre. (20% increase over typ. subdivision)

Diane Dowling Diane Dowling 7610 ND Lake Blvd.
37

ITX white

Sierra Nevada Alliance for Sandy Beach

Tahoe Vista

The existing citizens of ~~North Shore~~ are for smart growth and well planned development. We would like the agencies to follow the guidelines for character set forth in the Tahoe Vista Community plan of a "rural and rustic theme" for this area. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project under appeal to the BOS.

The project currently proposed (Alternative E) is not acceptable.

A reduced density alternative will result in: decrease in massing, retention of trees, less land coverage, adequate on-site parking, and reduced traffic trips and more open space.

Therefore the residents support:

25 fractional units

1 managers unit

Spindleshanks expansion

Concession for bikes etc.

Pool and clubhouse

And an appropriate number of affordable units based on a 25 unit density

This density is 30% plus increase over a typical residential subdivision

- 1 Barbara Pierce 222 Vista Pines Cir.
- 2 [Signature] 222 VISTA PINES CIRCLE
- 3 D. Gotschell 213 VISTA PINES CIRCLE
- 4 Nancy Gotschell 213 Vista Pines Circle Tahoe Vista
- 5 Cathryn McClelland 7820 Lincoln Green Tahoe Vista
- 6 John Bergman 7820 Lincoln Green Tahoe Vista
- 7 Pamela Chamberlain 232 Vista Pines Circle Tahoe Vista
- 8 Dale Chamberlain 232 Vista Pines Circle Tahoe Vista
- 9 James Moore 252 VISTA PINES CIRCLE TAHOE VISTA
- 10 Karal Ekun 253 VISTA PINES CIRCLE TAHOE VISTA
- 11 Penate Moore 252 Vista Pine Circle Tahoe Vista

Tahoe Vista residents are for smart growth and well planned development. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project. The project currently proposed (Alternative E) is not acceptable. Reduced density alternatives will result in: retention of trees, less land coverage, more on-site parking, and reduced traffic trips.

Therefore the residents support:

25 fractional units

1 managers unit

Spindleshanks expansion

And an appropriate number of affordable units based on a 25 unit density

Five units per acre density are befitting residential type mixed use development with a typical residential subdivision at four per acre. (a 20% increase over typical conditions)

2 Phil & Karen - Phils Electric Co

The existing citizens and residents of Tahoe Vista are for smart growth and well planned development. We would like the agencies to follow our existing Tahoe Vista Community plan requirements of a rural and rustic theme for this area. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project.

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A reduced density alternative will result in: decrease in massing, retention of trees, less land coverage, adequate on-site parking, reduced traffic trips and more open space.

Therefore the residents support:

25 fractional units

1 managers unit

Spindleshanks expansion

Pool and clubhouse

And an appropriate number of affordable units based on a 25 unit density

This density is 30% plus increase over a typical residential subdivision

1. Samantha Young
302 Easy St Apt. 6
Mountain View, CA 94043

2. [Signature]
4050 BISHOP CREEK RD
BISHOP CA, 93514

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This density is 30% plus increase over a typical residential subdivision

- 1  Ernest Rissler
Carmelita Bay, Ca. 96140
- 2 Sandra Frey
SANDRA Frey
Agate Bay, Co 96140
- 3 Sandra L. Young
Mountain View, CA 94043
Guest of the Holiday House
(650) 967-4540 (650) 296-5723
CCII
- 4 GREG CLEVEN
MORGAN HILL, CA
GUEST OF Holiday House
(408) 742-9893 (912) 640-7479 CCII
- 5 DWIGHT NANCY WILSON
1207 WOODLAND
NORMAN, OK 73072
405-321-0410
WILSON
- 6 Wade Oster
WADE OSTER
P.O. Box 1851 Kings Beach CA 96143

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Five units per acre density are befitting residential type mixed use development with a typical residential subdivision at four per acre. (a 20% increase over typical conditions)

1. Shirley J. Latimer 48624 McKernie Hwy. Springfield, OR. 97481
or P.O. Box 484 Waterville, OR. 97489
2. Edward W. Latimer " " " " " " " "

We as a couple vacationed at the former "Ludlow Lodge" in Tahoe Vista with our 3 children. We love the quaint area. Not like South Shore. (1960 thru 1970)

In 1970 we began to look for a 2nd home at the lake. We were not able to find one until 1972 and decided to live there full time. My husband worked full time for the Regional. I became a teacher on North West shore and then Tahoe City for 23 yrs. What has happened to the TRPA that they would allow this with the narrow highway, pollution and all those added sewage in the Lake. ???

We left the area in 1992, as in age, ill and know are hard on the elderly. If I were rich I would have a second home there. We get so homesick daily for our Beautiful Tahoe. My first trip to Tahoe was in 1935 or so to Meade Bay at age 4 and every Summer thereafter. Please preserve it ^{all} for my children and my grandchildren. Leave something affordable for the average person. What is the sewage capacity for this type of heavy development. ??? Please don't let house development come to Northshore.

The existing citizens and residents of Tahoe Vista are for smart growth and well planned development. We would like the agencies to follow our existing Tahoe Vista Community plan requirements of a rural and rustic theme for this area. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project.

The project currently proposed (Alternative E) is not acceptable. We support a project of reasonable growth:

A reduced density alternative will result in: decrease in massing, retention of trees, less land coverage, adequate on-site parking, reduced traffic trips and more open space.

Therefore the residents support:

25 fractional units

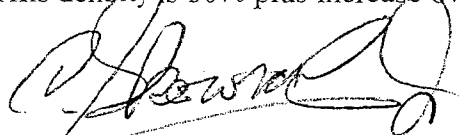
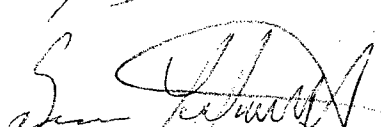
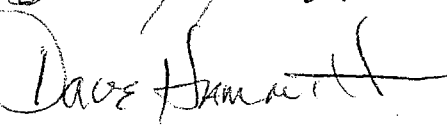



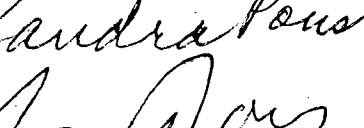
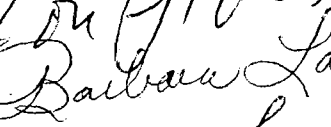


1 managers unit

Spindleshanks expansion

Pool and clubhouse

And an appropriate number of affordable units based on a 25 unit density

This density is 30% plus increase over a typical residential subdivision

- 1  218 Rim Dr. T. Vista
- 2  311 Fawn Ln. TAHOE VISTA
- 3  200 Rim Drive
T.V. CA
- 4  62657 Lake Dr
T.V. CA
- 5  372 Rim
- 6  265 Rim
- 7  265 Rim
- 8  270 Fawn
- 9  270 Fawn - Low
- 10  7052 Alameda
- 11

The existing citizens and residents of Tahoe Vista are for smart growth and well planned development. We would like the agencies to follow our existing Tahoe Vista Community plan requirements of a rural and rustic theme for this area. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project.

The project currently proposed (Alternative E) is not acceptable. We support a project of reasonable growth:

A reduced density alternative will result in: decrease in massing, retention of trees, less land coverage, adequate on-site parking, reduced traffic trips and more open space.

Therefore the residents support:

25 fractional units
1 managers unit
Spindleshanks expansion
Pool and clubhouse
And an appropriate number of affordable units based on a 25 unit density

This density is 30% plus increase over a typical residential subdivision

18 *Josh Kendall*
1128 N. Lake Blvd
17 *John Kendall*
13 Ch

1 *30 Pin* *Franklin*
2 *1436 Cheshire Ct* *Linda Harding*
3 *1436 Cheshire Ct* *N. W.*
4 *6790 N. Lake Blvd* *Eisenhardt*
5 *[Signature]* *367 Pin Drive T.O.*
6 *[Signature]* *EISENHARDT* *6790 N LAKE BLVD*
7 *Eve & Mike* *226 Pin Dr. T.Y.*
8 *Payton Est* *244 Pin Drive*
9 *Debbie Lynn* *"*
10 *Ryan Est* *"*
11 *Janice English* *246 Pin Drive*
12 *Joe Lane* *6421 Donner Rd TV CA 96148* *388*

The existing citizens of north shore are for smart growth and well planned development. We would like the agencies to follow the guidelines for character set forth in the Tahoe Vista Community plan of a "rural and rustic theme" for this area. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project under appeal to the BOS.

The project currently proposed (Alternative E) is not acceptable.

A reduced density alternative will result in: decrease in massing, retention of trees, less land coverage, adequate on-site parking, and reduced traffic trips and more open space.

Therefore the residents support:

25 fractional units

1 managers unit

Spindleshanks expansion

Concession for bikes etc.

Pool and clubhouse

And an appropriate number of affordable units based on a 25 unit density

This density is 30% plus increase over a typical residential subdivision

1 Sheri Reese 530-546-7300
416 Wawasee TV, 96148
Box 424.
97Tahoe@sbcglobal.net

Tahoe Vista residents are for smart growth and well planned development. Please support a reduced density and coverage alternative for the Tahoe Vista partners/Sandy beach project. The project currently proposed (Alternative E) is not acceptable. Reduced density alternatives will result in: retention of trees, less land coverage, more on-site parking, and reduced traffic trips.

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1 managers unit

Spindleshanks expansion

And an appropriate number of affordable units based on a 25 unit density

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1. Joe Walker Box 7975 TC
2. ~~John Walker~~ PO 138 TV CA 96149
3. ~~John Walker~~ PO 138 TV CA 96149
4. Justin D. Vanderveen 17830 Bruce Ave
238 Laurel Dr. TV Los Gatos CA 95030
5. Warren Jennings- Campground Visitor annually
6. Cori Jennings " for 15+ years